



Dedicated to a better Brisbane

17 February 2026

3 Byron St Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Josh Daley
Application Reference: A006904370
Address of Site: 3 BYRON ST BULIMBA QLD 4171

Dear Josh,

RE: Further advice

Council has reviewed the minor change application and has determined that the following matters remain outstanding.

Flooding

1. The development's flood immunity is considered to be of utmost importance, however the submitted plans does not show the RLs for basement entry, habitable/ non-habitable floors and essential services, consistent with the approved plans (Council ref: A006702114).
 - a. Provide amended plans in accordance with PO3 of the Flood overlay code that show all details on plans to demonstrate the development will be compatible with the flood hazard in the relevant flood planning area.

Landscaping and Streetscape interface

2. The proposal seeks a change to include a significant portion of the frontage to be dedicated to services due to the inclusion of a pad mount transformer and relocation of other services. The amendments significantly impact the streetscape interface on Byron Street, thereby diminishing casual surveillance, interaction with the street, and changing the balance of landscape to built form outcomes. This does not comply with PO3, PO4, PO5, PO6, PO8 of the Multiple dwelling code.
 - a. Submit amended design to relocate the water meters, booster, and fire services cupboard parallel with the driveway or inside of the lobby area. The design of the assembly to also consider higher quality architectural outcome using variation in materials, finishes and detailing.
 - b. Provide fencing to the terrace fronting Byron Street which is 50% permeable and incorporating landscaping to manage privacy and transition from the street to the terrace, facilitating casual surveillance.
 - c. Submit amended plans showing minimum width for the proposed concrete slab for the pad mount transformer to allow growth of climbing plants on the battened enclosure, minimising the visual impact on the street.

3. The proposal does not demonstrate safe and convenient access for landscape maintenance of trees (including access for pruning tree branches, replenishing soils, mulch and underplanting as required). Submit amended plans to comply with AO29.2/PO29 of the Multiple dwelling code.

Communal open space

4. The proposed changes to the communal open space at Level 4 diminish the landscape offering which doesn't go towards balancing the shade offering or provide a pleasant outlook as required by PO8 and AO30.1/ PO30 of the Multiple dwelling code. Submit amended plans showing a balance of built and natural shade to the communal open space to provide future residents with a functional and useable space.
5. Submit amended Level 4 floor plans showing soft landscaping along the western edge at the interface with the adjoining development, consistent with the approved plans (Council ref: A006702114), to comply with PO8, PO28 and AO31.3/PO31 and of the Multiple dwelling code.

Irrigation strategy

6. The proposed Landscape concept plans show 15KL rainwater tanks at Level 4 in place of 30KL tanks previously approved. The 30KL rainwater tank was less than the desirable capacity and any reduction is not able to be supported. The preliminary irrigation estimate is not prepared by a suitably qualified professional and does not concur with the Irrigation Water Usage, Catchment & Irrigation Strategy, prepared by Irrigation Design Australia and received on 26 May 2025, as part of the original approval (Council ref: A006702114). Provide amended plans showing 30KL rainwater tank capacity consistent with the approved plans.

Waste Management

7. The changed proposal has removed the residents' access to the Bin room, therefore requiring residents to go down to the basement and up the stairs to dispose of their recycling. Provide amended plans in accordance with AO32/PO32 of the Multiple dwelling code and AO8.1 & AO8.2/PO8 of the Infrastructure design code to show the following:
 - a. A diverter to provide convenient disposal of recycling for residents and to achieve source separation between general refuse and comingled recycling
 - b. Include details of the refuse storage room including chute and the dimensions of the bin room, gradients, aisle width and reference to the speed bump

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006904370.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely



Kayal Chandrasekar
A/Senior Urban Planner
Planning Services South
Phone: 34030086
Email: Kayal.Chandrasekar@brisbane.qld.gov.au
Development Services
Brisbane City Council